

APPROVED 4-17-14
TOWN OF NORTH HAVEN, CONNECTICUT
MINUTES OF THE
ZONING BOARD OF APPEALS

A meeting of the Zoning Board of Appeals was held on Thursday, March 20, 2014 at the Mildred A. Wakeley Community & Recreation Center, 7 Linsley Street, in Room #2 at 7:30 PM.

MEMBERS PRESENT:

Robert F. Hannon, Chairman
Donald F. Clark, Secretary
Joseph P. Villano
Joel I. Rudikoff
William D. O'Hare, Alternate
Michelle L. Bonora, Alternate, sitting for Caren M. Genovese

MEMBERS ABSENT:

Caren M. Genovese, Vice Chairman
Jacob M. Piekarski, Alternate

TOWN PERSONNEL:

Alan A. Fredricksen, Land Use Administrator
Arthur M. Hausman, Zoning Enforcement Officer

OTHERS PRESENT:

Mary Lee Rydzewski, Public Stenographer
Penny Parillo, Clerk

AGENDA:

Mr. Hannon, Chairman, opened the meeting at 7:30 PM and introduced the members of the Board, the Town staff, the stenographer and clerk. Then, he explained that under the Connecticut State Statutes for an appeal request to be approved, the applicant needs a minimum of four (4) Board members to concur.

PUBLIC HEARING:

Mr. Clark read the call for the Public Hearing.

1. #14-03 Application of Pool Road Associates, LLC, Applicant and Owner, relative to 183 Pool Road (Map 74, Lot 30), per Section 2.1.1.9, requesting a lot width variance of 6.66' to permit a lot width of 73.34' where 80' is required. R-12 Zoning District.

Attorney Bernard Pellegrino, Jr. and Mr. Michael Massimino, owner, presented the application to permit a lot width of 73.34' where 80' is required. The Board asked questions and Attorney Pellegrino responded.

Mr. Hannon asked for public comment. There being no public comment, the Public Hearing was closed.

DELIBERATION SESSION:

1. #14-03 Application of Pool Road Associates, LLC, Applicant and Owner, relative to 183 Pool Road.

Mr. Villano moved to open this item for the purpose of discussion; Mr. Rudikoff seconded the motion.

Mr. Villano moved to withdraw his motion; Mr. Rudikoff withdrew his second to the motion.

Mr. Clark moved to deny the application; Mr. Villano seconded the motion. The Board voted as follows:

Hannon – aye Clark – aye Villano – aye Rudikoff – aye Bonora - aye

The application was denied.

In denying the application, the Board stated the following:

1. No hardship was found.

OTHER: None

CORRESPONDENCE: - Cease & Desist Orders – (3 total)
- CT Federation of Planning & Zoning Agencies – Annual Conference

Mr. Hausman, Zoning Enforcement Officer, reviewed current zoning violations with the Board.

MINUTES:

February 20, 2014

Mr. Clark moved to approve the minutes of the February 20, 2014 meeting; Mr. Villano seconded the motion; the Board members voted as follows:

Hannon – aye Clark – aye Villano – aye

ADJOURN:

There being no further business, Mr. Clark moved to adjourn; Mr. Rudikoff seconded the motion; the Board unanimously approved the motion. The meeting was adjourned at 8:00 PM.